

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 03, 2009 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: WILLIAM MAHAN, CHAIR

PAUL ZINK, VICE-CHAIR
BERNIE BERNSTEIN
ERIN CARROLL
GLEN DEISLER
GARY MOSEL
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the
 approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final
 action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- 1. On July 30, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- 2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler (arrived at 3:05), Mahan, Mosel, Zink

Members absent: Woolery

Staff present: Boughman, Shafer

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of July 20, 2009, as

amended.

Action: Zink/Carroll, 4/0/2. Motion carried. (Deisler and Zink abstained from item 8. Woolery absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of July 27, 2009. The Consent Calendar was reviewed by Glen

Deisler

Action: Bernstein/Mosel, 6/0/0. Motion carried. (Woolery absent.)

Motion: Ratify the Consent Calendar of August 3, 2009. The Consent Calendar was reviewed by Glen

Deisler with the exception of the landscaping for Items A. B and G. reviewed by Erin Carroll.

Action: Carroll/Zink, 6/0/0. Motion carried. (Bernstein abstained from item B. Woolery absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

Mr. Boughman announced that Item 4, 940 Coyote Road has been postponed two weeks.

Mr. Boughman reported that Ms. Woolery is absent.

E. Subcommittee Reports.

None.

F. Possible Ordinance Violations.

Mr. Carroll reported three irrigation sprinklers shooting water into the air at Arroyo Burro Beach.

Mr. Mahan reported a possible unpermitted roof-top green house at 237 Las Ondas. (Staff later found permits.)

SFDB-CONCEPT REVIEW (CONT.)

1. 2430 PINE DR E-3/PUD Zone

(3:15) Assessor's Parcel Number: 049-100-021

Application Number: MST2009-00300 Owner: Bruce Burnworth

(Proposal to construct an additional dwelling unit. Proposed is a two-story 950 square foot single-family residence with attached 700 square foot garage and new driveway and 230 cubic yards of grading. The lot is currently developed with 4,010 square feet of structures consisting of a three-story 2,910 square foot residence with attached 780 square foot three-car garage and a detached 320 square foot accessory building. Staff Hearing Officer approval of a Performance Standard Permit for the accessory dwelling unit is requested. The proposed total of 5,660 square feet on the 56,272 square foot lot is 110% of the maximum guideline floor to lot area ratio.)

(Second Site Concept Review.)

Actual time: 3:12

Present: Bruce Burnworth, Owner.

Public comment on site was opened at 3:26 p.m.

- 1. Deanna Jimenez, opposed: concerned about view and privacy impacts.
- 2. Bill Henry, opposed: concerned about the proximity to Vista Madera, prefers proposed location #5.
- 3. Two letters in opposition from Matt Kourakis and board of Vista Madera HOA, and from Paula Westbury were acknowledged.

Public comment was closed at 3:30 p.m.

Motion: Approval of location #5 as the appropriate site location.

Action: Zink/Deisler. 4/2/0. (Carroll and Mosel opposed. Bernstein stated that she will only

support a single-story project on the site.)

Public comment on architecture was opened at 3:55 p.m.

Deanna Jimenez: requested clarification of the floor to lot area ratio; style and metal roof not compatible for the site.

Public comment was closed at 3:58 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Restudy the architecture for site #5, giving special consideration to the problems associated with digging down of the garage.
- 2) The curved metal roof is not acceptable and is not in compliance with design guidelines.
- 3) Show the pre-grade and finished grade on sections and elevations.

Action: Zink/Bernstein, 5/1/0. Motion carried. (Mosel opposed. Woolery absent.)

E-3/SD-3 Zone

SFDB-CONCEPT REVIEW (CONT.)

2. 2431 MESA SCHOOL LN

(3:45) Assessor's Parcel Number: 041-311-005

Application Number: MST2006-00295 Owner: Bolger Family Trust Designer: Matthew Guerrero

(This is a revised project. The new proposal consists of the demolition of 380 square feet and keeping 715 square feet of the existing house, and 2,336 square feet of new construction. The existing one-story 1,095 square foot single-family residence will become a two-story 2,569 square foot single-family residence with an attached 482 square foot two-car garage. The project requires a Substantial Conformance determination for revisions to the Coastal Development Permit approved by the Planning Commission. The proposed total of 3,068 square feet on the 10,075 square foot lot is 82% of the maximum floor to lot area ratio.)

(Third Concept Review of revised project. Comments only; project requires a substantial conformance determination with Planning Commission Resolution No. 001-07.)

Actual time: 4:10

Present: Tim and Robin Bolger, Owners.

Ms. Bolger reported that in response to SFDB comments garage window fenestration was studied. It was agreed that four windows are proposed for the garage door.

Public comment was opened at 4:20 p.m.

- 1. Betty Nelson, neighbor: provided site survey, concerned about porches, balconies, wall coverings, and driveway relocation.
- 2. Jacqueline Karp: concerned about maintaining the existing trees to preserve neighborhood character.
- 3. Lauren Hawksworth: concerned with preserving neighborhood's character, project size too big, preserve trees.

Public comment was closed at 4:26 p.m.

Motion: Continued indefinitely to Planning Commission and return on Consent Calendar with the following comments:

- 1) The gravel drive is to remain.
- 2) Provide details for the gate.
- 3) Show four windows at garage door.
- 4) Provide a planter along east side of backyard patio.
- 5) Show grade beam construction at kitchen window pop-out to protect Oak tree.
- 6) Study the second-floor rear porch.
- 7) Provide exterior lighting cut-sheets that comply with Lighting Guidelines.
- 8) Provide a color board.
- 9) Confer with staff regarding Oak tree protection measures.

Action: Zink/Deisler, 5/1/0. Motion carried. (Bernstein opposed to return on Consent. Woolery absent.)

PRELIMINARY REVIEW

3. 1109 LUNETA PZ E-3/SD-3 Zone

<u>(4</u>:15) Assessor's Parcel Number: 045-222-035

Application Number: MST2008-00452 Owner: Peter Le Vay Architect: Tom Meaney

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the Coastal Zone and Planning Commission approval of a coastal development permit is requested.)

(Project requires compliance with Planning Commission Resolution No. 014-09.)

Actual time: 4:44

Present: Tom Meaney, Architect; Sam Maphis, Landscape Architect.

Public comment was opened at 4:56 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Final Approval of the project and return to Consent Calendar with the following conditions and comment:

- 1) Provide details for pilasters, front wall and gate, and the fountain.
- 2) Show a separate bluff irrigation valve.
- 3) The project provides high quality natural stone materials; high quality doors and windows; and permeable paving. The architecture is neighborhood compatible.

Action: Mosel/Bernstein, 6/0/0. Motion carried. (Woolery absent.)

The ten-day appeal period was announced.

*** The Board recessed from 5:04 p.m. until 5:11 ***

IN-PROGRESS REVIEW

4. 940 COYOTE RD A-1 Zone

(4:45) Assessor's Parcel Number: 021-062-006 Application Number: MST2009-00001

Owner: Bonnie Logaan-Zimmer Trust

Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed project data were verified to be a three-story 6,257 square foot house, attached 998 square foot garage, and detached 400 square foot garage. The project will increase the size of the previous residence by a 1,189 square feet with the conversion of the under-story to a basement. The project is located on a 1.3 acre lot in the Hillside Design District. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,655 square feet is 148% of the maximum guideline floor to lot area ratio.)

(In-Progress Review. Action may be taken if sufficient information is provided.)

Postponed two weeks.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1565 W VALERIO ST R-1 Zone

(5:15) Assessor's Parcel Number: 041-071-040

Application Number: MST2009-00326 Owner: Giovanni Vigna Designer: Jason Grant

(Proposal for a 194 square foot first-floor addition, a new 773 square foot second-story, and a new 495 square foot two-car attached garage. The existing one-story 1,345 square foot single-family residence and an existing 120 square foot shed are located on a 9,294 square foot lot in the Hillside Design District. The proposed total of 2,927 square feet is 83% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided.)

Actual time: 5:11

Present: Jason Grant, Designer; Giovanni Vigna, Owner.

Public comment was opened at 5:16 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Daniel Emmett: concerned about loss of views and privacy, opposed to floor to lot area ratio and height, suggested story-pole installation.

Public comment was closed at 5:18 p.m.

Motion: Preliminary Approval of the project and return to Consent Calendar with the following comments:

- 1) Provide a color board.
- 2) Provide a landscape plan.
- 3) Reduce the chimney height.
- 4) Project provides consistency and appearance; compatible with scenic character of neighborhood, compatible with size, bulk, and scale; and utilizes quality materials.

Action: Bernstein/Carroll, 6/0/0. Motion carried. (Woolery absent.)

The ten-day appeal period was announced.

*** The Board Recessed from 5:37 until 5:44 p.m. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1540 KNOLL CIRCLE DR E-1 Zone

(5:50) Assessor's Parcel Number: 015-142-004

Application Number: MST2009-00331
Owner: Kevin Sanford
Architect: Kirk Gradin

(Proposal to demolish an existing 1,835 square foot one-story single-family residence and attached 423 square foot garage and construct a 3,826 square foot two-story single-family residence, an attached 462 square foot two-car garage, a 370 square foot detached accessory building, a pool, and patios. The project is located on a 23,415 square foot lot in the Hillside Design District. The proposed total of 4,658 square feet is 98% of the maximum guideline floor to lot area ratio.)

(Action may be taken if sufficient information is provided.)

Actual time: 5:44

Present: Kirk Gradin, Architect.

Public comment was opened at 5:57 p.m.

- 1. Jean Mitchell, opposed: concerned about view impacts and property value; encouraged story poles.
- 2. Kathy Snow, opposed: concerned about obstruction of views; neighborhood compatibility.
- 3. Jeff Long: concerned about loss of views; out of character with the neighborhood.
- 4. Sue Collins, opposed: provided photos; concerned about loss of views and property value; neighborhood compatibility.
- 5. Graham Collins, opposed: concerned about loss of views and property value; lack of communication with neighbors.
- 6. Cindy Dall, opposed: encouraged story poles; concerned about view impacts.
- 7. Jane Streiff: encouraged story-poles; suggested relocating the cabana; concerned about construction equipment.
- 8. Diana Boutin, opposed: inappropriate and ruins neighborhood charm; loss of views and property values.
- 9. Phil Beautrow, opposed: concerned about overbuilding; loss of views; incompatibility with neighborhood; and lack of consideration for neighbors; encouraged story poles.
- 10. Ed Taylor: opposed to second story and front yard wall; concerned about impact to streetscape.

- 11. John Baucke: concerned about unintended loss of views due to screen landscaping; style is out of character with neighborhood.
- 12. Three letters in opposition from Sue Collins, Ted and Jean Mitchell, and Paula Westbury were acknowledged.

Public comment was closed at 6:28 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Reconsider the design. Either a California Ranch or more of a Hacienda style and less of an Andalucían style is preferred.
- 2) Provide silhouette drawings and/or photo simulations.
- 3) Applicant is encouraged to communicate with neighbors to resolve issues.
- 4) Reduce the size, bulk, and scale. As presented the project is not acceptable.
- 5) Restudy the architectural character to be more compatible with the neighborhood.

Action: Bernstein/Mosel, 6/0/0. Motion carried. (Woolery absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 233 LAS ONDAS E-3/SD-3 Zone

(6:25) Assessor's Parcel Number: 045-152-005 Application Number: MST2009-00313

Owner: Bengt J. and Janis M. Johansson

Architect: Paul Zink

(Proposal for remodeling and a new 595 square foot second-story, a 150 square foot addition to the first floor, a new detached 300 square foot one-car garage, and a 195 square foot one-car carport. The project includes demolition of 15 square feet of the house and demolition of the existing 388 square foot detached two-car garage. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 3,095 square feet is 97% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

Actual time: 6:51

Present: Paul Zink, Architect; Bengt and Janis Johansson, Owners.

Public comment was opened at 7:05 p.m.

A letter from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Reduce the apparent size, bulk, and scale.
- 2) Simplify the north elevation.
- 3) Study the double gabled entrance.

Action: Carroll/Deisler, 5/0/0. Motion carried. (Zink stepped down. Woolery absent.)

ADJOURNMENT

The Full Board meeting was adjourned at 7:21 p.m.

CONSENT CALENDAR (11:00)

FINAL REVIEW

A. 1985 STANWOOD DR A-1 Zone

Assessor's Parcel Number: 019-041-030
Application Number: MST2009-00049
Owner: Hazel Anderson
Architect: Jason Grant

(Proposal to replace a single-family residence and garage destroyed by the Tea Fire. Proposed is a 2,974 square foot two-story house and 524 square foot two-car garage on the 2 acre lot in the Hillside Design District. The proposed total of 3,498 square feet is 63% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Continued one week to Consent Calendar with comments: 1) provide a retaining wall detail and call out heights, structural details, materials, caps; 2) provide appropriate plantings in the bioswale.

FINAL REVIEW

B. 2215 EDGEWATER WAY E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-014
Application Number: MST2009-00085
Owner: John A. Sharratt
Agent: Raymond Appleton

(Proposal to demolish an unpermitted single-family residence, detached accessory building, and two unpermitted decks and restore landscaping on a 42,127 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project will abate violations in ENF2008-00353. Planning Commission approval of a Coastal Development Permit is requested.)

(Project requires compliance with Planning Commission Resolution No. 027-09.)

Final Approval with two conditions: 1) update water compliance statement; 2) add note that bluff irrigation changed to new drip irrigation with valves to be abandoned after two years of landscape installation. The project is consistent with native bluff ecosystem, enhances the public view, and removes illegal structures.

NEW ITEM

C. 256 SAN NICOLAS E-3/SD-3 Zone

Assessor's Parcel Number: 045-151-001 Application Number: MST2009-00272

Owner: Stallings and Rose Living Trust

(Proposal to permit an as-built wood fence that is approximately 44 feet long and up to seven feet in height located along San Miguel Avenue. Staff Hearing Officer approval of a modification is requested to allow a fence in excess of three and a half feet in height at the front property line.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

Continued to the Staff Hearing Officer with comments: 1) the fence is consistent with neighborhood examples and is located in a secondary front yard. 2) okay to return for subsequent Staff Administrative Design Review approval.

REVIEW AFTER FINAL

D. 317 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-050-025
Application Number: MST2009-00024
Owner: Dor Stampfli
Applicant: Rayner Spencer

(Proposal to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house would have a raised wood floor with the roof approximately two foot higher than the prior 1,620 square foot structure. The project includes a 400 square foot two-car detached garage and 541 square foot deck. Staff Hearing officer approval of modifications are requested to allow alterations in the setbacks. The proposed total of 2,100 square feet on the 12,894 square foot lot in the Hillside Design District is 51% of the maximum floor to lot area ratio.)

(Review After Final to change roof to standing seam metal and change from garage to carport.)

Review After Final approved as submitted for the roof material change, and continued one week or continued for Staff approval for review of the carport drawings.

NEW ITEM

E. 914 CALIFORNIA ST

E-1 Zone

Assessor's Parcel Number: 029-051-001 Application Number: MST2009-00341

Owner: Michael S. Witherell and Elizabeth Hall

Architect: Eric Swenumson Applicant: Roy Harthorn

(Proposal to demolish a 335 square foot detached two-car carport and construct a 464 square foot detached two-car garage. There is an existing 1,219 square foot two-story single-family residence to remain on the 6,285 square foot lot in the Hillside Design District. Staff Hearing Officer approval of modifications is requested for the garage to encroach into the front setbacks. The proposed total of 1,683 square feet is 61% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing officer approval of modifications.)

Continued to the Staff Hearing Officer with comments: 1) the modification request is minor and supportable; the garage is compatible with the house and the neighborhood, and the structure is not getting closer to the street; 2) provide a cut sheet for a high quality garage door; 3) call out colors.

FINAL REVIEW

F. 324 E CALLE LAURELES

E-3/SD-2 Zone

Assessor's Parcel Number: 053-084-015 Application Number: MST2009-00084

Owner: Gregory D. and Wendi J. Chittick

Architect: Eric Swenumson

(Proposal for a new 291 square foot second-story, an 89 square foot first-floor addition, a 39 square foot storage addition, a 71 square foot garage addition to the one-car attached garage, a 54 square foot balcony, and complete remodel of existing one-story single-family residence. Staff Hearing Officer approval of a Modification to allow alterations within the setback is requested. The proposed total of 1,551 square feet on the 6,500 square foot lot is 54% of the maximum floor to lot area ratio.)

Final Approval as submitted.

C-2 Zone

FINAL REVIEW

G. 411 E CARRILLO ST

Assessor's Parcel Number: 029-222-018 Application Number: MST2008-00533

Owner: James T. Brous and Mary Scherer

Architect: Bildsten Sherwin Design

(This is a revised project description. Proposal for a new 1,345 square foot two-story single-family residence and a detached 440 square foot two-car garage. The existing 1,250 square foot one-story single-family residence and detached 240 square foot garage will be demolished. A zoning modification was approved to allow the garage to encroach in the interior setback. The proposed total of 1,785 square feet on the 4,662 square foot lot is 75% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 006-09.)

Final Approval as submitted of the architecture and Final Approval of the landscaping with the condition to add Blue Bamboo at the east elevation, 15 gallon or larger, as noted on the plans.

CONTINUED ITEM

H. 1507 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 029-060-030
Application Number: MST2009-00255
Owner: Maurice Fleming
Agent: Sophie Calvin

(Proposal for a 254 square foot second-floor addition, a 348 square foot first-floor addition, 315 square feet of upper-level decks and walkways, a 29 square foot covered porch entry, and demolition and rebuilding a detached 576 square foot garage/workshop. The existing 2,305 square foot two-story single-family residence and detached 358 square foot garage are located on a 20,035 lot in the Hillside Design District. Staff Hearing Officer approval is requested for a modification to allow the garage to be rebuilt with alterations in the front setback. The proposed total of 3,601 square feet is 77% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 059-09.)

Postponed one week due to applicant's absence.

REVIEW AFTER FINAL

I. 970 JIMENO RD E-1 Zone

Assessor's Parcel Number: 029-052-002 Application Number: MST2006-00099

Owner: Johnson Shelly and Karen Kasaba

Architect: James Macari

(Project was revised to eliminate the approved 767 square foot addition. The proposed total of 2,490 square feet is 53% of the maximum guideline floor to lot area ratio. Proposal for a 767 square foot first-floor addition to an existing 2,490 square foot single-family residence with an attached 671 square foot garage on a 20,238 square foot lot in the Hillside Design District. Also proposed are a 557 square foot rear patio cover and a 104 square foot deck.)

(Review After Final to reduce the scope of the project by eliminating the approved addition. Also proposed is replacement of windows and doors to match existing.)

Review After Final approved as submitted.

Items on Consent Calendar were reviewed by Glen Deisler, and landscaping for items A, B, and G reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.